PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Davidson County DEEDWARR
Recvd: 03/12/14 09:46 3 pgs
Fees:18.00 Taxes:869.50
20140312-0020580

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 53262
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael L. Hambree Tutoatasi McGuirt 7816 Farmington Place Nashville, TN 37221	Mortgage Investors Group 8320 East Walker Springs Lane, Ste 200 Knoxville, TN 37923

TAX MAP-PARCEL NUMBERS: 126150A01800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$235,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Alexander Tumanov and wife, Yulia Tumanov,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael L. Hambree and Tutoatasi McGuirt, joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Boone Trace at Biltmore, Phase One, of record in Book 7900, Page 667, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alexander Tumanov and wife, Yulia Tumanov by Warranty Deed from John Dawson and wife, Gina Hendrix-Dawson, dated March 13, 2009, recorded March 18, 2009 in Instrument No. 20090318-0024242, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, Page 667, Register's Office for said County, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010717-0075902, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 7816 Farmington Place, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10 day of March, 2014.

Alexander Tumanov

Yulia Tumanov

State of TENNESSEE

County of DAVIDSON

On this 10th day of March, 2014 , before me the undersigned authority, personally appeared Alexander Tumanov and Yulia Tumanov , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE

County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $235,000.00

Affiant

Sworn and subscribed before me this the 10th day of March, 2014

My Commission Expires: 2/23/15

Notary Public

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

